



CHANUTE AFB ILLINOIS

ADMINISTRATIVE RECORD COVER SHEET

AR File Number 3332.1

BEFORE THE RESTORATION ADVISORY BOARD

IN RE THE MATTER OF:

CHANUTE AFB INSTALLATION
RESTORATION PROGRAM

PUBLIC MEETING

Proceedings had on October 22nd, 2003, at AFBCA
Public Meeting Room, 1 Aviation Drive, Rantoul,
Champaign County, Illinois, commencing at the
hour of 11:59 o'clock P.M., before the
Restoration Advisory Board, before H. Lori
Bernardy, a Notary Public of Sangamon County,
acting within and for the County of Champaign,
State of Illinois.

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1 PRESENT:

2	Louis Kowalski	Rantoul, RAB Member
	Chris Hill	IEPA
3	Caryl E. Fothergill	RAB Member
	Owen Thompson	US EPA
4	Don Buelter	AFRPA - DC Kelly
	David Wacker	Resident
5	Steve Katz	URS
	Janice Blake	AFCEE
6	Andrew Mendoza	AFRPA/DC
	Gary Adams	Village of Rantoul
7	Reed Berger	Village of Rantoul
	Lorraine Wirges	RAB Member
8	Donna Kozak	Booz Allen Hamilton

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P R O C E E D I N G S

MR. MENDOZA: All right, I'd like to welcome everybody to the RAB meeting for Chanute Air Force Base.

My name is Andrew Mendoza. I represent the Air Force Real Property Agency.

As you may be aware, our former Base Environmental Coordinator, Tim Brecheen, has moved on to another job with the Air Force Space Command, and in the interim while my Agency is trying to fill that position, I am filling in as the Acting RAB Environmental Coordinator.

Before we go any further, I want to make sure that everyone is aware that we have a sign-up sheet at the entrance.

Please make sure that your name gets on that list before you leave today.

If there's anybody that does not have an agenda, we can get you one right now.

Does anyone need an agenda?

(No audible response.)

MR. MENDOZA: While we're doing that, we can go around the table and introduce ourselves.

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1 Again, I'm Andrew Mendoza.

2 MR. BERGER: Reed Berger from the
3 Village of Rantoul.

4 MR. FOTHERGILL: Caryl Fothergill, RAB
5 Member.

6 MR. HAYES: Jack Hayes, American
7 Realty.

8 MR. MILES: Harold Miles, Pheasant
9 Ridge.

10 UNKNOWN SPEAKER: (Inaudible)
11 homesteader here in Rantoul.

12 MR. KOWALSKI: Lou Kowalski, RAB
13 Member.

14 MS. WIRGES: Lorraine Wirges, RAB
15 Member.

16 MR. ADAMS: Gary Adams, Village of
17 Rantoul.

18 MR. THOMPSON: Owen Thompson, US EPA
19 Region V.

20 MR. HILL: Chris Hill, Illinois EPA.

21 MS. KOZAK: Donna Kozak, Booz Allen
22 Hamilton.

23 JAY HARBIN: Jay Harbin, URS
24 Corporation.

1 MR. LANTER: Rob Lanter, URS

2 Corporation.

3 MR. FRENCH: Rick French with URS.

4 MARGARET ROY: Margaret Roy with URS.

5 MR. FAIN: Stephen Fain with URS.

6 MR. COX: Steve Cox with URS.

7 MR. MITCHELL: Tim Mitchell from the

8 News Gazette.

9 MR. RIDELL: Bryon Ridell, Tech-Well
10 contact here for the US EPA.

11 MR. TURNER: Garren Turner, Rental
12 Press.

13 MR. KARECKI: Edward Karecki, US Fish
14 and Wildlife Service.

15 MR. GUTTMANN: Darren Guttman, I'm the
16 Field Engineer here at Chanute.

17 MR. KOSKI: Gary Koski, I'm with the
18 Air Force Real Property entity.

19 MR. HUSBANDS: Jim Husbands, I'm with
20 Booz Allen & Hamilton.

21 MR. BUELTER: Don Buelter, Air Force
22 Real Property Agency.

23 MR. WACKER: Dave Wacker with Booz
24 Allen & Hamilton.

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1 MS. BLAKE: Janice Blake with AFCEE.

2 MR. MENDOZA: The first order of
3 business is to make sure our last RAB Minutes are
4 read for approval.

5 I'd like to ask if there are any
6 comments for the July, July 17 RAB Minutes?

7 (No audible response.)

8 MR. MENDOZA: If not, I'd like to
9 submit that they be approved for the record.

10 (No audible response.)

11 MR. MENDOZA: Okay. There being no
12 comments, the RAB Meeting Minutes have been
13 approved.

14 (Whereupon RAB Meeting
15 Minutes from July 17,
16 2003 were admitted
17 into the record.)

18 MR. MENDOZA: Is there any other
19 business that we need to talk about this morning?

20 (No audible response.)

21 MR. MENDOZA: Well, then moving along
22 in the agenda, our next order of business is the
23 Landfills Cover Construction.

24 MR. GUTTMANN: Good afternoon,

1 everybody. I'm Darren Guttman, the AFCEE Field
2 Engineer.

3 I'll be giving you a quick brief on our
4 progress on the landfills due to construction.

5 As you probably can see if you live
6 here in town, we've made pretty significant
7 progress since our last meeting.

8 We have all the clay liner down. We
9 have all the flexible membrane liner, that's the
10 plastic sheet that goes on top to hold the cap,
11 down.

12 The drainage layer is down and we're
13 about 40 to 50 percent complete on the 30-inch
14 root zone layer.

15 We've also started to install topsoil
16 on the cap.

17 So we're making significant progress.

18 For the next two to three months pretty
19 much we're going to be construction complete with
20 that area.

21 We'll be completing the installation of
22 all the mechanical equipment for the leachate
23 collection system, and we should receive our
24 permit from IEPA for the discharge of that

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1 leachate.

2 All of Landfill 2 will be seeded and 80
3 percent of the cap will receive erosion control
4 matting before the winter season.

5 The haul road area be will repaired and
6 restored to original condition and the contractor
7 will cleanup and demote from the site.

8 Here are some pictures:

9 You can see the drainage layer
10 installation over the top of the flexible
11 membrane liner.

12 Basically, the drainage layer captures
13 any rain that goes through the root zone that the
14 plants don't draw back out, it captures that
15 water and drains it off to the side of the
16 landfill cap.

17 Here we see just an overall picture of
18 our 30-inch root zone placement, and another
19 picture of the same from a different angle.

20 And here's a trench that we are
21 currently putting in for our leachate transfer
22 pipe from Landfill 3 to the transfer station.

23 Any questions on the Landfill 2 cap
24 construction?

1 Go ahead.

2 MR. FOTHERGILL: I think it's Landfill
3 2, the one you already have seeded down --

4 MR. GUTTMANN: One and 3 are both
5 seeded.

6 MR. FOTHERGILL: There's a big water
7 accumulation on the north side of that.

8 MR. GUTTMANN: Yeah, the northern
9 excavation area is where we consolidated some
10 waste from some waste dumps.

11 And right now it's impoundment for
12 whatever.

13 The future plans for that are to
14 construct the area so that there's positive
15 drainage from that area.

16 Yes?

17 MR. KOWALSKI: Since you're sowing
18 grasses, are you also going to put in a flower
19 border on that?

20 MR. GUTTMANN: Yes, the side along
21 South Perimeter Road there will have the same
22 type of seed mixes on 1 and 3 facing the road.

23 MR. KOWALSKI: Yeah, that's good. And
24 the other thing is where is all the dirt coming

1 from that you're getting now on these big trucks?

2 MR. GUTTMANN: It's coming from the
3 south side of the County Road 2800 off of
4 Specchio's property.

5 MR. KOWALSKI: Is it going to leave a
6 big hole there?

7 MR. GUTTMANN: Yes.

8 Any other questions?

9 (No audible response.)

10 MR. GUTTMANN: Thank you.

11 MR. FAIN: Hello, I'm Stephen Fain with
12 URS Corporation and I'll be briefing on what's
13 happening basewide at Operable Unit 1.

14 We've done a whole lot basewide since
15 the last RAB.

16 That first one there, finalize the
17 Quality Assurance Project Plan, that was the
18 question at the last RAB was when are you going
19 to get done with this.

20 It really tells how we handled the data
21 and how we can just be sure that we're getting
22 good data.

23 Well, that got signed today, so that's
24 a milestone today. That is the significant page.

1 We also finalized the Chanute Air Force
2 Base Background Soil and Groundwater Reports.

3 That tells you what occurs naturally
4 here.

5 So when we do our investigations to see
6 if areas have been impacted, we have something to
7 compare it to see whether the Air Force has
8 impacted their particular area.

9 So it's naturally what's occurring;
10 what's here naturally in the soil and
11 groundwater.

12 The Corps of Engineers is at task and
13 continues to review the operational history of
14 the Base.

15 And that's just to make sure that we've
16 all -- the Air Force has looked at all the
17 buildings and done a lot of investigation on the
18 base, but the Corps of Engineers is like a second
19 check to come back and make sure that we're
20 investigating everything that needs to be
21 investigated at the Base.

22 And we performed the third and fourth,
23 and the fourth was the final round of quarterly
24 basewide water level surveys.

1 We have over 100 wells around the Base
2 and we've added a lot more in the last three
3 months, water levels to monitor what's in the
4 groundwater.

5 And through these water level surveys,
6 we can determine if when we take water levels at
7 all the wells, we can determine which direction
8 the groundwater is flowing, the underground
9 water.

10 So if the area has been impacted, if we
11 find that some area has been impacted we can go
12 back and kind of know where to go look for it
13 next because we would know which way that if
14 there were any contaminants which they would be
15 moving.

16 We've performed residential well
17 sampling; that was three wells in the near
18 off-base area. That was performed I believe a
19 week or two ago; is that correct?

20 We continued -- well, today was also
21 another day where we resolved with the regulatory
22 agencies some of the key issues with the Basewide
23 Risk Assessment Methodologies documents.

24 What we're doing out here right now is

1 that we're looking at where contaminants might
2 exist.

3 But if we find them, then we have to
4 look at how they impact human health and the
5 environment.

6 And so the Basewide Risk Assessment
7 Methodologies document lays out the framework for
8 when we get chemical data, how are we going to
9 look at that data, and everybody can agree to it
10 up front how we're going to evaluate risk out
11 here.

12 And we continued the Outfalls
13 Investigation which is really looking at a lot of
14 the sewer, mainly storm water systems on Base to
15 see how they might be impacting Salt Fork Creek.

16 This is a picture of one of our guys
17 doing a water level measurement you've probably
18 already seen.

19 That is a monitor well.

20 Some of them are above ground like this
21 one, and the yellow thing right the middle where
22 he's working.

23 And some of them are flush mount which
24 are just right on the ground.

1 But he runs that tape down until it
2 beeps; it's an electric meter. And then it has a
3 measurement and then we can determine how deep it
4 is to groundwater.

5 This is a picture down a manhole.

6 Rob, how many samples did we do in the
7 Outfalls Investigation approximately?

8 MR. LANTER: I think right now in all
9 the phases somewhere between 60 to 75 manholes.

10 MR. FAIN: Of manholes around the Base,
11 and then we collect water.

12 And then we're seeing by a process of
13 elimination which one of these might be
14 contributing anything to Salt Fork Creek.

15 So we're just checking out the entire
16 base.

17 Another way that's kind of fun to do
18 that is smoke testing.

19 And that way we can go to the storm
20 water systems and inject smoke.

21 It's really -- it looks like a big
22 firecracker, and you push the smoke through
23 with a leaf blower and see where it comes out.

24 And that way you can track down -- for

1 example, if that building right there had drains
2 in the floor from long ago where they might have
3 disposed of stuff, the smoke would come out and
4 we can tell that those systems were connected.

5 Because a lot of these utilities aren't
6 shown on utility maps.

7 For the next 60 to 90 days, we're going
8 to complete the Outfalls Investigation, complete
9 the Background Surface Water and Sediment
10 Sampling which will tell us the naturally
11 occurring concentrations in surface water and
12 sediment.

13 We've already done it with the soil and
14 groundwater.

15 And prepare the Draft Work Plan for
16 Sampling PCB transformers around the site --
17 around the Base and complete the draft
18 operational history report, which includes the
19 Corps of Engineers report.

20 And moving to OU-1, as you'll remember,
21 there are two operable units at Chanute:

22 OU-1 is the bigger one that encompasses
23 most of the Base in the northern portion.

24 But most of the believed contamination

1 was in OU-2 which is in the southern part of the
2 Base.

3 So OU-1 we've finalized the Work Plan
4 of how we're going to investigate the entirety of
5 OU-1.

6 We continued our field investigation
7 with installing monitoring wells, developing
8 them, and taking a lot of ground water and soil
9 samples across all the areas of interest within
10 OU-1.

11 And we've submitted a draft Work Plan
12 for additional sites that we've done research on
13 and feel that they need to be added to the
14 original sites that we had determined last year.

15 And we've completed a geophysical
16 survey of a supposed dump or demolition area out
17 in the runways.

18 And the geophysical survey can tell us
19 if there's anything buried out there without
20 actually digging.

21 We also did a lot of sampling on deeded
22 property. OU-1 has the residential areas, and
23 there were three areas where we did sampling for
24 lead where there were former rifle or pistol

1 ranges years ago, typically either in the '40s
2 and '50s.

3 And we did probably 100 samples total,
4 samples across these three residential areas a
5 couple weeks ago.

6 This is a geophysical survey where he
7 drives his instrumentation across the field of
8 interest, and through the instrumentation we can
9 tell if there is something for example, drums,
10 buried underground without having to actually dig
11 anything.

12 MR. BERGER: How far does that go down?

13 MR. FAIN: Well, that one there goes
14 down I believe it's 10 meters.

15 Jay, on the Work Plan, 10 meters?

16 You could detect something within 10
17 meters which is deeper than most people would
18 bury it.

19 And for the next 60 to 90 days, we're
20 going to complete the initial phase which was a
21 big push out at OU-1, and most --

22 Well, hopefully all of the field work
23 because the weather is changing as well.

24 And we continue to look at data as we

1 get it in.

2 We're getting vast amounts of data from
3 the laboratory and we'll be working with the
4 regulatory agencies to determine what to do next
5 once we look at the data.

6 And we did have a cold spell here
7 recently, and this employee is from Austin and
8 she was -- it was a cold day and she's bundled
9 up.

10 But yeah, that's impacting our work
11 progress in that the days are getting shorter and
12 it's getting colder.

13 And so we're trying to get as much done
14 as we can while the weather is still good like it
15 is this week.

16 Are there any questions?

17 MR. KOWALSKI: Do you have results from
18 the residential wells?

19 MR. FAIN: No, we just did that. We
20 probably won't have results for those for at
21 least a month.

22 MR. KOWALSKI: And how about the deeded
23 property for land?

24 MR. FAIN: The same thing.

1 It usually takes us approximately a
2 month and then the data needs to be looked at
3 very closely before it's distributed to the
4 public because we don't want anything wrong with
5 the data.

6 MR. KOWALSKI: It won't be distributed
7 to the public.

8 MR. FAIN: I would have to defer that
9 to Andy as far as that went.

10 MR. MENDOZA: That will be part of our
11 community relations plan, fact sheets. We'll
12 follow up.

13 MS. WIRGES: Can you tell us where
14 those areas are?

15 Are any of them the same that were
16 discussed at RAB meetings maybe a couple years
17 ago?

18 MR. FAIN: The areas where we did the
19 deeded property?

20 MS. WIRGES: Right, and the lead.

21 MR. FAIN: Can you go back to the
22 original OU-1/OU-2 slide?

23 One of them is right up there in that -
24 I can't hold this thing still - but right there

1 in that residential area.

2 And the other one is down here, okay.

3 Yeah, and then the playground area is
4 right there.

5 So I imagine they're the same areas.

6 Donna?

7 MS. KOZAK: Yeah, they're the same
8 ones. We had done some geophysical
9 investigations a couple years ago, correct.

10 MS. WIRGES: Right.

11 MR. FAIN: Any other questions?

12 (No audible response.)

13 MR. FAIN: Thank you.

14 MR. LANTER: My name is Rob Lanter.
15 I'm with URS and I'm the OU-2 Project Manager.

16 I guess since the last meeting in July
17 we've gotten much further along on our Work Plan
18 and we're very close now right now to having that
19 Work Plan approved.

20 We've already began implementing parts
21 of the Workplan as far as the soil investigation
22 and groundwater investigation and well
23 installation.

24 I've got a lot of pictures here.

1 Our investigation is fairly
2 straightforward.

3 We're using DPT to do groundwater
4 screening and that helps us decide where we want
5 to place our monitoring wells.

6 And this is just a photo over in OU-2
7 of our guys collecting groundwater samples.

8 And this is a similar rig, and we're
9 collecting soil sampling.

10 Again, my part of the Base is a lot
11 different than Steve's in that I've got all of
12 the industrial area and a lot of it is area over
13 ground.

14 So access to a lot of these points is
15 not easy.

16 So this is just showing some of the
17 areas that we've had to traverse back into.

18 Another photo, this is a monitoring
19 well being installed down along Salt Fork Creek
20 in OU-2.

21 And this is soil sampling that we
22 completed out around Heritage Lake.

23 We have several samples from some
24 buildings that no longer exist that were in the

1 area of Heritage Lake that we're looking at.

2 And looking on to the next 60 to 90
3 days, we'll complete the initial phase of the
4 OU-2 Report, Work Plan and Investigation, the
5 soil sampling and monitoring well installation.

6 And over the next few months, we will
7 get back a tremendous amount of analytical data
8 to start reviewing and going over with the
9 regulators to make decisions on where we go in
10 the substantive phases of the investigation.

11 MS. WIRGES: Is some of that sampling
12 being done on the east side of the former Base
13 where it's literally a jungle?

14 MR. LANTER: Yes.

15 MR. FAIN: Those pictures were after it
16 was cleared out.

17 MS. WIRGES: It looks cleared.

18 MR. LANTER: I'm kind of glad the
19 weather has changed and cooled because the
20 mosquitos have gone away.

21 UNKNOWN SPEAKER: And the biting
22 ladybugs.

23 MR. LANTER: Any other questions?

24 (No audible response.)

1 MR. WACKER: Again, my name is Dave
2 Wacker and I'm with Booz Allen & Hamilton.

3 And the Non-CERCLA sites closures, that
4 has to do with as it says on your agenda:

5 UST's are underground storage tanks.

6 AST's are aboveground storage tanks and
7 OWS's are our oil/water separators.

8 Since the July RAB meeting, we have
9 concurred with IEPA, and we've gotten together
10 and closed out 111 sites around the Base.

11 The Non-CERCLA sites, they're located
12 in both OU-1 and OU-2 all around, mostly
13 petroleum sites and heating oil type tanks.

14 But 111 of those sites were closed out
15 officially with the Illinois EPA and we're
16 complete with those.

17 And we have increased the amount of
18 activity on these sites and for the next 60 to 90
19 days, there is a set of sites where all the work
20 has been completed, and we're just finalizing the
21 closure documentation.

22 And we're working with the IEPA to make
23 sure we get the close-out letters that we need to
24 have those sites complete.

1 You saw the pictures earlier of the
2 geophysical investigation.

3 There is a set of sites, underground
4 storage tank sites that we're going to be
5 completing geophysical investigations here in the
6 next, hopefully the next several weeks.

7 And some of those are in OU-1 and that
8 will be completed.

9 And then we're going to do some soil
10 sampling, confirmation soil sampling for a set of
11 sites.

12 That will be completed too over the
13 next several months.

14 And that's it.

15 MR. MENDOZA: And from a community
16 relations standpoint, I just want to let you know
17 that per the last RAB meeting, there were
18 reported 150 RAB members interviewed.

19 The Plan was to continue the community
20 relations plan updates where we've interviewed
21 since then -- since then I think we've
22 interviewed I think about five or six more
23 community members.

24 The plan is still under work.

1 The recent funding fiscal situation has
2 found us in a draw down of community relations
3 money.

4 But with the new fiscal year beginning,
5 we hope to get the community relations plan back
6 up to full speed included in the next printing so
7 probably somewhere in the neighborhood between
8 January and March, you'll have a Community
9 Relations Plan pretty much finalized.

10 So definitely at the next RAB meeting,
11 we'll have a more definite (inaudible)
12 considered.

13 But at this time, there's still
14 basically the status is unchanged. We are still
15 working on the Community Relations Plan.

16 Yes, ma'am.

17 MS. WIRGES: I would like to ask our
18 fish and wildlife gentleman what he's found out
19 in that area, if there is still is a pheasant
20 population, if the geese are taking over Heritage
21 Lake and any deer and what's going on out in that
22 area?

23 MR. KARECKI: I would expect that all
24 those would be found out on site, but I haven't

1 been doing the surveys.

2 They have a contractor which has been
3 doing the surveys of the property.

4 I don't know if you've surveyed for any
5 of those species but --

6 MS. ROY: We were here a few weeks ago,
7 and we did see pheasants.

8 And we feel that there's a probably a
9 resident population of geese, Canadian geese that
10 are here.

11 Numerous fish species in the creek,
12 numerous mammals, deer, catfish and deer,
13 muskrats, beaver.

14 MR. KOWALSKI: You've seen beaver?

15 MS. ROY: We didn't see.

16 MR. KOWALSKI: I thought somebody must
17 have tracked them up because for a while no trees
18 were knocked down so.

19 Were they tracked out there, do you
20 know?

21 MS. ROY: I don't know. They continue
22 to be busy as.

23 MS. WIRGES: Will this area be off
24 limits as far as the hunting season is concerned

1 this fall?

2 MR. MENDOZA: As long as the Remedial
3 Investigation is current, yes.

4 MS. WIRGES: Thank you.

5 MR. MENDOZA: Any other questions
6 concerning Air Force issues that we've presented?

7 MR. ADAMS: I have several.

8 In relation to Heritage Lake since we
9 take care OF that, the Village operated a
10 recreational center, what's the time frame to
11 finish that round up so that we might get that
12 back and turn it back to a recreational facility?

13 MR. MENDOZA: The time for opinion on
14 properties is scheduled in the Remedial
15 Investigation Plan.

16 And right now we're looking at
17 hopefully trying to get to some kind of decision
18 making as far as potential transfers next year or
19 two.

20 MR. ADAMS: I don't mean transfer
21 property but I mean when would we be able to get
22 it back and be able to use it again is what I'm
23 concerned about, not so much about the transfer
24 but to be able to use that?

1 Is it a year? Five years? Five
2 months?

3 MR. MENDOZA: Well, our plan has been
4 now all remedies are in place, our plan is to
5 have by 2005. So we're keeping with that
6 schedule. So 2005 at the latest. Five or ten
7 years is not --

8 MR. ADAMS: Whatever it is.

9 Secondly, any word on when
10 Mr. Brecheen's replacement might be appointed.
11 I'm concerned about communication or lack of it.

12 MR. MENDOZA: The objective is to have
13 our new RAB Environmental Coordinator in place by
14 January.

15 MR. SCHAFER: Okay.

16 MR. MENDOZA: All I can say is our
17 program manager is in the process of reviewing
18 decisions and in the process of reviewing names.

19 Names have been submitted to her so she
20 is formally in a selection phase and until she
21 completes that piece of the puzzle --

22 MR. ADAMS: And that will be somebody
23 on-site?

24 MR. MENDOZA: Somebody on-site.

1 MR. ADAMS: Do you know when Mr. Lewis
2 is scheduled in town?

3 MR. MENDOZA: Mr. Lewis was scheduled
4 to come to town.

5 MR. ADAMS: Somebody told me Thursday
6 and I had it on my calendar Thursday and then
7 Reed told me now it's Friday.

8 MR. MENDOZA: He requested Thursday but
9 it's schedule Friday.

10 MR. SCHAFER okay.

11 MR. MENDOZA: Is there anything from
12 the Village you want to talk about in terms of
13 reuse?

14 MR. BERGER: Yes, I do.

15 I wanted to first of all say that right
16 now we're a little over 75 percent of the
17 buildings out here have been leased and then
18 they're occupied by tenants that are under the
19 Village lease with the Air Force.

20 We currently are looking as the
21 somewhere around 400,000 square feet of buildings
22 that are at least I'm going to say at this point
23 potentially candidates for demolition.

24 And we just recently brought to the

1 attention of our Trustees in September that about
2 half a million dollars is necessary to take down
3 the first 66,000 square feet which represents
4 three buildings out in the 800 area which are
5 considered the most visible in terms of blighting
6 on the community, in terms of concerns about
7 safety and trying to keep the buildings closed.

8 Some of them are in some state of
9 demolition.

10 They certainly have no reuse and I
11 think that it's not the reuse but the lack of use
12 that is probably more concerning right now and is
13 an issue that we brought to the attention of the
14 Air Force with the idea that the Air Force will
15 hopefully take this concern and appears to be
16 doing that to some extent.

17 In asking around in terms of resources,
18 independently the Village is out there looking at
19 both the state and the Federal level as well to
20 see what is it going to take to take down
21 buildings that still have the asbestos and the
22 lead paint and the other things that concern us
23 as well as some uncertainties that we have in the
24 infrastructure throughout the area and the costs

1 that are related to that.

2 And I can tell you that we don't have a
3 full handle on it.

4 In fact, we're kind of raising our
5 concerns somewhat generally with the Air Force
6 but we've provided some information more recently
7 so that hopefully it will help Mr. Mendoza and
8 others within the Air Force to respond and come
9 back to the community and give us some, hopefully
10 some ideas and hopefully not only some ideas but
11 some financial resources to deal with it.

12 But at this point as good as things
13 have been in terms of what this community has
14 done and worked so hard to do to take care of
15 this, there are some liabilities that we want to
16 address and not forget about.

17 And more recently, you probably saw in
18 the news that we were talking about this deed
19 transfer and trying to reach that.

20 I don't think we really touched on that
21 entirely but I think for everyone here it's
22 important to note that we did try to work with
23 the Air Force to come up to our ten-year
24 anniversary which I didn't hear tomorrow folks

1 talk about - but that was back on September 30
2 was the tenth year anniversary of the closure of
3 the Base.

4 And I guess the significance of that is
5 that we were hoping that maybe there would be
6 some transfer of deeds.

7 But as we continued to have these
8 discussions, it turned out that there were too
9 many concerns.

10 Some of them were technical on both
11 sides, both the Village and the Air Force to
12 really get this done in the timing that was
13 required.

14 And so having gone through that
15 process, again there's a new schedule that's
16 being suggested and we're hoping that by next
17 summer we'll been able to start to, as I
18 understand unless you tell me differently, go
19 back and re-visit starting that deed transfer
20 next summer.

21 And I think that's our game plan right
22 now.

23 So that's what we're working towards,
24 that's our goal.

1 But between now and then, it's also our
2 goal to try and get some answers as to what it is
3 that we are really taking that we don't know as
4 much about that's in the ground, condition of
5 what's in the ground, and also the buildings
6 aboveground.

7 Again it's not Air Force mission to
8 deal with the asbestos and those things.

9 They're worried about the groundwater
10 and contamination.

11 Our concern is that there's a great
12 deal of cost to some of the buildings that at
13 least the Village leases, and I think that
14 extends to some of the other property owners or
15 who have acquired some of the land here,
16 particularly industrial and commercial or maybe a
17 vacant building.

18 It still is not in reuse; it's not
19 occupied, and the question is:

20 Are there buildings out there that are
21 potential candidates for demolition and how can
22 anyone possibly afford demolition without
23 something to replace it.

24 Obviously we have a big job to do still

1 to try to attract more business, companies to the
2 area.

3 But as some of these buildings get
4 older, concern that some of them are just going
5 to simply be probably better candidates for
6 demolition than reuse.

7 MS. WIRGES: Which deed transfers did
8 not go through?

9 MR. BERGER: Which deed transfers --
10 well, you'd have to see the picture, but we
11 started with basically the airport, the 800 area
12 - we've talked about this in the RAB meetings
13 before - and also the area -- most of the area
14 that the Village leases to the west of Century
15 Boulevard, including the soccer fields.

16 And including the aquatic center.

17 MS. WIRGES: That transfer did not --

18 MR. BERGER: It did not. I think last
19 you probably saw in the paper is we narrowed it
20 down to a smaller area.

21 I think it was really a timing issue as
22 much as anything that decided that we're going to
23 go back - maybe you want to touch on this some
24 more, Andrew - but at that point we lost -- we

1 were out of time.

2 MR. ADAMS: But for now, for all
3 practical purposes it doesn't make any difference
4 it's still leased. It's just a matter of the
5 right to transfer.

6 MR. MENDOZA: Right. Any other
7 questions or points?

8 (No audible response.)

9 MR. MENDOZA: Does anyone want to
10 discuss anything?

11 (No audible response.)

12 MR. MENDOZA: All right, well, with
13 that I'd like to say that our next RAB meeting
14 will be more than likely sometime in January,
15 2004.

16 We will definitely get out a schedule
17 and let everyone know exactly when that will be.

18 MR. BERGER: Just one comment and I
19 know in the past we've had copies of the
20 presentation.

21 Is that possible that anyone that wants
22 a copy of the presentation can get one?

23 MR. MENDOZA: We can try and work with
24 you on that. Please let us know.

1 If you would, make a note on the
2 sign-up sheet; just right copy, and we'll get it
3 to you.

4 HEARD AND TAKEN
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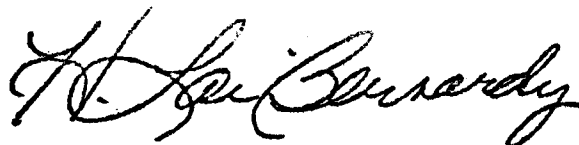
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C E R T I F I C A T E

I, H. Lori Bernardy, a Notary Public,
Certified Shorthand Reporter, do hereby certify
that on the said date, October 22nd, 2003, the
foregoing proceedings were taken down in
shorthand by me and afterwards reduced to
typewritten form, and that the foregoing
transcript contains a true and accurate
transcription of all such shorthand notes.

I further certify that I am a disinterested
party to the proceedings herein, and that I am
not a relative of any of the parties hereto, or
their attorneys, that I am not in the employ of
any of the attorneys for the parties hereto, and
am not otherwise interested in the outcome of
this cause of action.

In witness whereof, I have hereunto set my
hand affixed my seal this 24th of October A.D.,
2003.



Notary Public and
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FINAL PAGE

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